

A regular meeting of the Board of Commissioners of the Borough of Deal, New Jersey was held on December 13, 2024 at 09:00 A.M. This meeting was conducted in the Court Room at Borough Hall.

Flag salute led by Mayor Cohen.

**OPEN PUBLIC MEETING STATEMENT:** *Read by temp. Sandra Martin-* Pursuant to the provisions of New Jersey Open Public Meetings Act, adequate notice of this meeting was properly provided by transmitting the Notice of the meeting for publication in the Asbury Park Press and the Coaster. Notice of this meeting of the Board of Commissioners has been posted in the corridor of the Municipal Building and in the Office of the Municipal Clerk.

Present: Cohen, Simhon & Kassin  
Also Present: Acting Clerk/Administrator, Chief Ronen Neuman  
Borough Attorney, Ian Goldman

**APPROVAL OF MEETING MINUTES:**

- October 7, 2024 Regular Meeting
- November 8, 2024 Regular Meeting

Moved by : Mayor Cohen  
Seconded by: Commissioner Simhon  
Roll Call: Cohen: Yes; Simhon: Yes; Kassin: Yes  
**Carries: Yes**

**RESOLUTIONS (24-160) – (24-172):** *Chief Neuman read by title for the record to be voted on as a consent agenda.*

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

Commissioner Simhon offers the following Resolution:

**Resolution 24-160**

**Appointing a Representative for the Monmouth County Community Development Program**

WHEREAS, the Borough of Deal is a member of the Monmouth County Community Development Program; and

WHEREAS, the Borough of Deal must appoint a representative.

NOW, THEREFORE BE IT RESOLVED, that Ronen Neuman Acting Borough Clerk / Administrator is hereby appointed the representative of the Borough of Deal to the Monmouth County Community Development Program for the year to include January 1, 2025 through December 31, 2025; and

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

Commissioner Kassin offers the following Resolution:

**Resolution No. 24-161**

**Resolution Awarding A Development Consulting Service Contract For The Deal Casino Development**

WHEREAS, there exists a need for *Development Consulting Services* for the renovation of the Deal Casino Beach Club; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., specifically N.J.S.A. 40A:11-5, permits the award of professional services without public advertisement as

defined in N.J.S.A. 19:44A-20.7 or competitive bidding, pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

**WHEREAS**, the Deal Casino Beach Club is one of the finest on the Atlantic Coast and its renovation will require architectural renderings that are so extraordinary and will require such an unspecifiable service that a professional with the expertise, training and proven reputation are essential to the vision of the project; and

**WHEREAS**, Debra Tantleff is an accomplished real estate professional specializing in the renovations, restorations and redevelopment of properties; and

**WHEREAS**, Debra Tantleff is the current Chair of the New Jersey Builder's Association and operates a certified Woman's Business Enterprise; and

**WHEREAS**, and the Borough received a proposal from Debra Tantleff of Tantum Realty L.L.C to provide professional services on behalf of the Borough to collaborate with an anticipated group of professionals including but not limited to engineers, architects, designers, financial professionals and the like and to make recommendations necessary with regards to the Deal Casino Beach Club renovation project; and

**WHEREAS**, the Mayor and Commissioners believes that it is in the best interests of the Borough to enter into a Contract for Professional Services ("Contract) with Tantum Realty L.L.C to provide professional services in accordance with the terms of that Contract.

**NOW, THEREFORE, BE IT RESOLVED** by Mayor and Commissioners of the Borough of Deal, County of Monmouth, and State of New Jersey as follows:

1. The Mayor and Borough Clerk hereby authorize the execution of a Professional Services Contract, with Tantum not to exceed \$10,000.00 dollars for services through December 31, 2024.
2. This Contract is awarded without competitive bidding as a "professional service" under the Local Public Contracts Law, more specifically N.J.S.A. 40A:11-5, which permits such work to be performed without advertising for bids.
3. The Business Disclosure Entity Certification shall be placed on file with this Resolution.
4. A notice of this action shall be printed in the official newspapers required by law within ten (10) days of the adoption of this Resolution.
5. A copy of the Proposal for Services is hereby attached and is to be executed upon a Motion passing this resolution.

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

Commissioner Kassin offers the following Resolution:

**Resolution No. 24-162**

**Resolution Awarding a Professional Service Contract to Architect Joso Studio for The Bathroom Renovations at the DPW Building**

**WHEREAS**, there exists a need for *Professional Services* for the renovation of the Department of Public Works (DPW) bathroom; and

**WHEREAS**, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., specifically N.J.S.A. 40A:11-5, permits the award of professional services without public advertisement as defined in N.J.S.A. 19:44A-20.7 or competitive bidding, pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

**WHEREAS**, the DPW building located at 84 Runyan Drive is in desperate need of a workable commercial bathroom; and

**WHEREAS**, JoSo Studio is an accomplished architect and designer in the design, renovations, and restorations of properties; and

**WHEREAS**, and the Borough received a proposal from JoSo Studio ("JoSo") to provide professional services on behalf of the Borough to design, permit and construct a commercial bathroom for the DPW building; and

**WHEREAS**, the Mayor and Commissioners believes that it is in the best interests of the Borough to enter into a Contract for Professional Services (“Contract) with JoSo Studio to provide professional services in accordance with the terms of that Contract.

**NOW, THEREFORE, BE IT RESOLVED** by Mayor and Commissioners of the Borough of Deal, County of Monmouth, and State of New Jersey as follows:

1. The Mayor and Borough Clerk hereby authorize the execution of a Professional Services Contract, with JoSo Studio for the amount of \$5,870.00 dollars.
2. This Contract is awarded without competitive bidding as a “professional service” under the Local Public Contracts Law, more specifically N.J.S.A. 40A:11-5, which permits such work to be performed without advertising for bids.
3. The Business Disclosure Entity Certification shall be placed on file with this Resolution.
4. A notice of this action shall be printed in the official newspapers required by law within ten (10) days of the adoption of this Resolution.
5. A copy of the Proposal for Services is hereby attached and is to be executed upon a Motion passing this resolution.

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

Commissioner Kassin offers the following Resolution:

**Resolution No. 24-163**

**Resolution Awarding a Professional Service Contract to Architect Robert W. Adler for Norwood Avenue Redevelopment**

**WHEREAS**, there exists a need for *Development Consulting Services* for Norwood Avenue redevelopment; and

**WHEREAS**, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., specifically N.J.S.A. 40A:11-5, permits the award of professional services without public advertisement as defined in N.J.S.A. 19:44A-20.7 or competitive bidding, pursuant to the provisions of N.J.S.A. 19:44A-20.4; and

**WHEREAS**, the Norwood Avenue will require architectural renderings that are so extraordinary and will require such an unspecifiable service that a professional with the expertise, training and proven reputation are essential to the vision of the project; and

**WHEREAS**, Robert W. Adler is an accomplished high end architect in the renovations, restorations and redevelopment of properties; and

**WHEREAS**, and the Borough received a proposal from Robert W. Adler (“Adler) to provide professional services on behalf of the Borough to create a graphic design for Norwood Avenue redevelopment; and

**WHEREAS**, the Mayor and Commissioners believes that it is in the best interests of the Borough to enter into a Contract for Professional Services (“Contract) with Robert W. Adler Architects to provide professional services in accordance with the terms of that Contract.

**NOW, THEREFORE, BE IT RESOLVED** by Mayor and Commissioners of the Borough of Deal, County of Monmouth, and State of New Jersey as follows:

1. The Mayor and Borough Clerk hereby authorize the execution of a Professional Services Contract, with Adler for a lump sum \$6,500.00 dollars.
2. This Contract is awarded without competitive bidding as a “professional service” under the Local Public Contracts Law, more specifically N.J.S.A. 40A:11-5, which permits such work to be performed without advertising for bids.
3. The Business Disclosure Entity Certification shall be placed on file with this Resolution.
4. A notice of this action shall be printed in the official newspapers required by law within ten (10) days of the adoption of this Resolution.

5. A copy of the Proposal for Services is hereby attached and is to be executed upon a Motion passing this resolution.

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

Mayor Cohen offers the following Resolution:

**Resolution 24-164**

**Appointing A Volunteer Firefighter for The Borough of Deal**

WHEREAS, the Borough of Deal Board of Commissioners wish to appoint the following volunteer firefighter to the Deal Fire Department; and

WHEREAS, Fire Chief Max Dushey, Fire Chief, unconditionally recommends the appointments.

NOW THEREFORE, BE IT THEREFORE RESOLVED that David Dweck is hereby appointed to the Deal Fire Department.

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

Mayor Cohen offers the following Resolution:

**Confirming The Appointment of William Hayes as A Regular Full-Time Patrolman with the Deal Police Department**

**Resolution 24-165**

WHEREAS, William Hayes, was appointed to the position of Probationary Patrolman with the Deal Police Department effective December 1, 2023; and

WHEREAS, William Hayes has successfully completed his probationary period; and

NOW THEREFORE BE IT RESOLVED, that William Hayes be hereby appointed as a regular full-time Patrolman in the Police Department of the Borough of Deal, New Jersey,

FURTHER RESOLVED, that this approval is granted subject to the provisions of the statutes of New Jersey and the Ordinance establishing the police department in the Borough of Deal and the rules and regulations governing the Police Department.

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

Commissioner Simhon offers the following Resolution:

**Resolution 24-166**

**Authorizing Vacation Day Carryover for Chief /Acting Administrator - Clerk Neuman**

WHEREAS, the Board of Commissioners of the Borough of Deal have determined, there is a need to authorize vacation carryover days for Chief Ronen Neuman; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Deal, Monmouth County, New Jersey, on this 13<sup>th</sup> day of December 2024, as follows:

NOW BE IT FURTHER RESOLVED, Ronen Neuman, Chief of Police is hereby

authorized by the Board of Commissioners of the Borough of Deal to carryover all remaining vacation days.

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

Commissioner Simhon offers the following Resolution:

**Resolution 24-167**

**Authorizing the Execution of a Shared Services Agreement Between the Village of Loch Arbour And The Borough Of Deal to Provide Administration & Enforcement Of Uniform Construction Code Services**

WHEREAS, the Borough of Deal may enter into contract with another municipality to provide administration and enforcement of Uniform Construction Code services; and

WHEREAS, the Village of Loch Arbour determined it would be in the best interest of its residents to enter into an agreement with the Borough of Deal for said services; and

WHEREAS, the Borough of Deal is authorized to enter into this agreement with the Village of Loch Arbour pursuant to the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 to 35, for the purpose of sharing the services of Uniform Construction Code administration and enforcement.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Deal, County of Monmouth, State of New Jersey, as follows:

1. The Mayor is hereby authorized to execute, and the Acting Municipal Clerk to attest, to uniformed shared services agreement with the Village of Loch Arbour to provide administration and enforcement of Uniform Construction Code services for Loch Arbour commencing January 1, 2025 expiring December 31, 2029.

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

Commissioner Kassin offers the following Resolution:

**Resolution 24-168**

**Appointing Ryan Westerlind as a Full-time Police Dispatcher**

WHEREAS, Ryan Westerlind, was appointed as a part-time Police Dispatcher with the Deal Police Department on October 7, 2024 at an hourly rate of \$17.00 per hour; and

WHEREAS, there is a need in the Police Department to appoint a full-time Dispatcher, and

WHEREAS, Chief Neuman has recommended the full-time appointment of Ryan Westerlind effective immediately, and

NOW THEREFORE BE IT RESOLVED that Ryan Westerlind be hereby appointed as a full-time Police Dispatcher in the Police Department of the Borough of Deal, New Jersey, effective immediately, at a salary of \$42,059.54 be approved; and



WHEREAS, the current rental water stations utilized by the Departments of Public Works, Police, Borough Hall, and the Deal Fire Department incur ongoing costs and logistical challenges, including maintenance and rental fees; and

WHEREAS, investing in permanent refrigerated bottle filling stations will not only eliminate these ongoing expenses but also promote the use of reusable bottles, thereby reducing plastic waste and supporting environmental sustainability; and

WHEREAS, Grainger has provided Quote #2059774845, dated December 12, 2024, for the purchase of four refrigerated bottle filling stations at a total cost of \$5,901.24; and

WHEREAS, the borough has allocated funds in the current fiscal year's budget, making this purchase a prudent financial decision; and

WHEREAS, the installation of these bottle filling stations will enhance the efficiency and effectiveness of municipal operations while promoting healthier hydration practices among employees and community members.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Borough of Deal, County of Monmouth, State of New Jersey, as follows:

1. The Board of Commissioners hereby authorize the purchase of four refrigerated bottle filling stations from Grainger, as outlined in Quote #2059774845, dated December 12, 2024, for a total cost of \$5,901.24.

2. The appropriate officials of the Borough of Deal are hereby authorized and directed to take any necessary actions to implement this resolution, including coordinating the installation of the bottle filling stations at designated locations within the Departments of Public Works, Police, Borough Hall, and the Deal Fire Department.

4. This resolution shall take effect immediately upon its adoption.

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**

Commissioner Simhon offers the following Resolution:

**Resolution 24-172**

Resolution Authorizing the Award of Neptune & Sydney Avenues Drainage Improvement Project to Precise Construction

WHEREAS, bids were received for the Neptune & Sydney Avenue Drainage Improvement Project on December 5, 2024 within the Borough of Deal; and

WHEREAS, the Borough solicited proposals and received bids from ten (10) vendors; and

WHEREAS, proposals were received ranging in cost from a high of \$326,380.00 and a low bid of \$127,070.00 from Precise Construction, Inc. Freehold, NJ.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the Borough of Deal hereby award the drainage improvement project of Neptune & Sydney Avenues to Precise Construction, Inc. Freehold, NJ in the amount of \$127,070.00.

**AUTHROIZE RESOLUTIONS (24-160) – (24-172)**

Moved by : Commissioner Simhon

Seconded by: Mayor Cohen

Roll Call: Cohen: Yes; Simhon: Yes; Kassin: Yes

**Carries: Yes**

MONTHLY REPORTS: - Acting Administrator / Clerk Ronen Neuman announced the monthly reports for the Municipal Court & Police Department were provided to the Board of Commissioners prior to the meeting.

CORRESPONDENCE

*Chief Ronen read for the record:*

Authorizations-

- 1) Monmouth Barracudas request the use of the Deal Casino for their 28yr Summer Rental. They would like to use the pool 6:15am-8am Monday -Friday June 17<sup>th</sup>-Aug 12<sup>th</sup>

*-The Board of Commissioners approved the request.*

- 2) Request for rain date for the midnight festival 2025 for Sat. Aug 9<sup>th</sup>

*- The Board of Commissioners approved the request.*

- 3) Request from Raina Grossman for an additional weekend at the Casino

*-The Board of Commissioners TABLED the request.*

*ANNOUNCEMENTS* by Acting Administrator / Clerk; Chief Neuman

- 1) Menorah Lighting on Dec 26<sup>th</sup> 7pm at the Borough Hall

- 2) Christmas Tree Lighting on Dec 19<sup>th</sup> 3pm at the at the Borough Hall

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

AUTHORIZATION TO PAY ALL BILLS APPROVED BY THE FINANCE COMMITTEE:

Read by *temp.* Sandra Martin: Be It Resolved: By the Board of Commissioners of the Borough of Deal, NJ that the following bills reported by the Finance Committee be ordered paid and the vouchers drawn through December 31st.

Moved by : Mayor Cohen

Seconded by: Commissioner Simhon

Roll Call: Cohen: Yes; Simhon: Yes; Kassin: Yes

**Carries: Yes**

PUBLIC COMMENT

*Mayor Cohen opened the session for public comment.*

*Resident of 28 Richmond Avenue:* Advised she completed a course on historical methodology learning that Deal's Municipal Complex was purchased in 1924. Suggests holding a 101 year centennial in the summer to celebrate. Further suggesting press coverage and advertising. Mayor Cohen suggested she begin a public committee for the centennial and report suggestions fo the celebration back to the Board of Commissioners.

*Resident of 85 Norwood Avenue:* Suggests the bulk camp badge discount raised to \$10.00 and taxes lowered by the use of surplus.

There being no further business or comments, Acting Administrator Neuman explained the Board of Commissioners will enter an Executive (Closed) Session excluding the public. No official action will take place once the meeting is adjourned and reopened into public session.

*Chief Neuman read Resolution 24-173 in its entirety into the record.*

**BOROUGH OF DEAL  
MONMOUTH COUNTY, NEW JERSEY**



**Resolution 24-173**

**AUTHORIZING THE BOARD COMMISSIONERS TO MEET IN CLOSED EXECUTIVE SESSION**

WHEREAS, the Open Public Meetings Act, P.L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist; and

WHEREAS, the Governing Body wishes to discuss Potential Litigation, Personnel Matters, Attorney Client Privilege, and Administrator Clerk Interviews; and

WHEREAS, Minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Borough of Deal hereby exclude the public from this meeting.

Executive (Closed) Session began at 10:00 am.

Motion to close executive session and reenter into public session made by Commissioner Simhon, seconded by Mayor Cohen.

All in Favor: Ayes  
Any Opposed: None  
Carried: Yes

The Board of Commissioners returned to open session at XXXam.

There being no further business or comments, it was moved by Mayor Cohen and seconded by Commissioner Kassin that the meeting be adjourned at XXX am.

Respectfully Submitted,

---

Ronen Neuman,  
Acting Municipal Clerk/Administrator

APPROVED: 02.07.2025